



Zuo Xing Ye, Chartered Real Estate Broker
ROYAL LEPAGE DU QUARTIER H.Y.
 Real Estate Agency
 6322, Jean-Talon Est
 Montréal (QC) H1S 1M8

514-833-1993 / 514-353-8770
 chinaagent2005@hotmail.com

MLS® No. 8366525 (Active)



\$249,000

1960 Rue Cuvillier, apt. 6
Mercier/Hochelaga-Maisonneuve (Montréal)
H1W 3Y9

Region Montréal
Neighbourhood Hochelaga-Maisonneuve
Near
Body of Water

Property Type	Apartment	Year Built	2006
Style	One storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	
Year of Conversion		Decl. of Condominium on File	
Building Type	Attached	Special Contribution	
Floor	2nd floor	Meeting Minutes	
Total Number of Floors	3	Financial Statements	
Total Number of Units	8	Building Rules	
Building Size		Repossession	No
Net Living Area	988.00 sqft	Trade possible	
Ground Area		Cert. of Loc. (divided part)	Yes (2006)
Lot Size		File Number	
Lot Area		Possession Date	2010-09-01
Québec Cadastre	3743782,3743796	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2010	Municipal	\$1,791 (2010)	Condo Fees (\$133/month)	\$1,596
Lot	\$18,500	School	\$388 (2010)	Common Exp.	
Building	\$135,700	Infrastructure		Electricity	
		Water		Oil	
				Gas	
Total	\$154,200	Total	\$2,179	Total	\$1,596

Room(s) and Outdoor Feature(s)					
No. of Rooms	5	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
2	Master bedroom	14 X 10.1 ft	Wood		
2	Bedroom	12.5 X 9.9 ft	Wood		
2	Bedroom	10 X 8.8 ft	Wood		
2	Living room	20.9 X 13.9 ft	Wood		
2	Kitchen	10 X 7.6 ft	Ceramic		
2	Bathroom	8.6 X 5.6 ft	Ceramic		
2	Laundry room	5 X 7 ft	Ceramic		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Artificial stone	Pool	
Windows	PVC	Cadastre - Parking	
Window Type		Parking	Driveway (1)
Energy/Heating	Electricity	Driveway	Asphalt
Heating System	Electric baseboard units	Garage	
Basement		Carport	
Bathroom		Lot	
Washer/Dryer (installation)		Topography	
Fireplace-Stove		Distinctive Features	
Kitchen Cabinets		Water (access)	
Equipment/Services		View	
		Proximity	Bicycle path, CEGEP, Highway, Hospital, Metro, Park, Public transportation

Inclusions

Curtains, light fixtures, dish washer

Exclusions

stove, fridge, washer drier

MLS® Remarks

Famous condo developer Samcon's project, 3 bedrooms on 2nd floor, all wood floor, outside parking & locker, 8-10' walking distance to Joliette Metro, easy access to highway 720, 5-10' to downtown Montreal, Ontario business street on the corner; Parc Olympique, Parc Maisonneuve, Jardin botanique de Montreal are walking distance!

Seller's Declaration

No



Frontage



Living room



Kitchen



Dining room



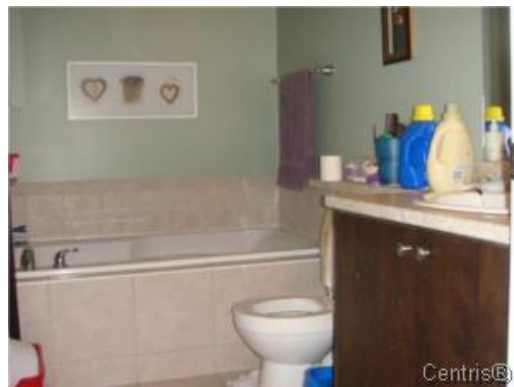
Master bedroom



Bedroom



Bedroom



Bathroom